

*Board of Zoning Appeals
Thursday, September 21, 2006
Regular Meeting - 10:00 A.M.
Phone # (937) 328-2495*

*Springview Developmental Center
Administration Building
3103 E. Main Street
Springfield, Ohio 45505*

AGENDA

1. Minutes - July 20, 2006

Discussion &
Action
2. BZA-2006-5 - Conditional Use
Barrett Paving Materials, Inc.
10658 Haddix Road
Mad River Township
(CONTINUANCE FROM JULY 20 MEETING)

Discussion &
Action
3. BZA-2006-6 - Variance
John & Sybil Warden
8007 Springfield Jamestown Road
Green Township

Discussion &
Action
4. BZA-2006-7 - Variance
Alan & Pattie Johnson
924 Lakeshore Drive
Bethel Township

Discussion &
Action
5. BZA-2006-8 - Variance
Gregory & Paula Thacker
1032 Lisa Ct.
Moorefield Township

Discussion &
Action
6. Adjournment

Action

Minutes

Board of Zoning Appeals

Regular Meeting
Thursday, July 20, 2006

Springview Development Center
Administration Building
3130 E. Main Street
Springfield, Ohio 45505

Chairman Perkins called the meeting to order at 10:15 a.m.

Present: Mr. Allen Perkins, Mr. Rich Foster, Mr. Lonnie Barclay, and Mr. Marvin Berschet.

Absent: Mr. Wilford Potter

Also Present: Mr. Kelly Daniels, Clark County Zoning Inspector and other interested persons.

BZA-7-16-06 ~ Minutes ~ June 15, 2006

Motion by Mr. Foster, second by Mr. Barclay to approved the minutes as printed.

VOTE: Motion carried unanimously.

BZA-2006-5 ~ Conditional Use ~ Barrett Paving Materials, Inc. ~ 10658 Haddix Road ~ Mad River Township.

Mr. Daniels explained the applicant is seeking a Conditional Use of Chapter 2, Section A, Article 5, Chapter 7, Section 129 of the Clark County Zoning Resolution. Said section requires conformance with regulations of resource and mineral extraction. Granting the request would permit the applicant to have a mining pit for gravel and sand extraction on approximately 87 acres situated south of Interstate 70, along Mad River and fronting on Haddix Road. The plant operations will be undertaken at the current Haddix Road facility location, 10400 Haddix Road with no projected use of street right-of-way necessary for operations on the public property. The area from which materials are proposed to be extracted is an area of approximately 70 acres. He also went over the different maps that were enclosed in the agenda. Map 1 is the view of the entire site. Map 2 on the left, the aerial of the proposed site; the middle shows the proposed area where the farm is located; the right side is where the current operation is located. Map 3 is the reclamation plan. The highlighted map shows the strip of land Mr. Molen owns for frontage for another property across from Interstate 70.

Attorney Piefer representing Barrett Paving Materials, Inc. explained their has been some issues that have come to light in the last couple of days and didn't know whether to have the Board hear the case today or ask for a month extension. They discovered some title related issues the night before and they have another issue with the neighboring property owner concerning a levy that needs to be built and there are a few things to be worked out and put in writing.

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Board of Zoning Appeals

The Board had questions especially about a letter just received from Wright Patterson concerning increased water fowl and why they had a letter dated from 1999. They felt they could hear the case and make a motion for a continuance until next months meeting to obtain answers to everyone's questions.

Attorney Piefer explained they have been trying to get a letter from Wright Patt for three months and have been unsuccessful and just received it this morning. They put the 1999 letter when they made application for the one that is adjacent to this case. He proceeded with his briefing of the case. He explained The property is currently owned by Lynda Kirkendall and Barrett Paving has an Option Contract to Purchase the property. The property is adjacent to the property owned by Barrett Paving and B & G Bituminous which is also owned by Barrett Paving. The plant operations will be undertaken at the current Haddix Road facility. The same equipment for the current operation will be used for the proposed. There will be no additional traffic.

The property is currently zoned A-1 (Agriculture) and is in the flood plain. The area from which materials are proposed to be extracted is an area of approximately 70 acres of the 87 acres. The reclamation plan will be a lake.

The proposed method of removal will be used through drag line, bulldozer and front end loaders. There will be no blasting. The banks of the lake will be graded to a maximum 3:1. The proposed timetable proposed to conduct the removal operation is over a period of 15-25 years depending upon the depths. They would commence removal approximately within 5 years after approval. The materials expected to be removed will be sand and gravel and will remove approximately one-half million tons per year. Hours of operation will be from 6 a.m. to 7 p.m. daily except for Sunday.

The Wright Patterson flight path area does impact this area and there are certain height restrictions that Wright Patt has imposed on the area. The proposed development does not impact those height restrictions at all. Beginning in 2004, they received comments from Wright Patt concerning birds and wildlife to be attached to the area and potentially affect planes. He doesn't believe it has risen to the point where it is really an issue. They are more than willing to work with them and have in the past. He felt they could address their issues.

Fugitive dust will be regulated under Barrett's current Air Permit from O.P.E.A. Any erosion on site will be contained within the boundary of the property. Any slopes with runoff to the exterior of the property will be vegetated.

No liquid or solid wastes will be discharged in the sewer system or the ground water that could contaminate the water supply or interfere with the bacterial processes in the sewage treatment.

No uses or equipment will be installed in a manner that will produce earthshaking vibrations beyond

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the property lines. EPA Noise standards will be adhered to.

Barrett currently holds a total of 6 surface mining permits in the State of Ohio: one in Medway (adjacent to the subject site); one in Fairborn; two in West Carrollton; one in Dayton; and one in Ludlow Falls.

The processing plant to be used is located on the adjacent property owned by Barrett at 10400 Haddix Road and no processing plant or structure is anticipated on the subject site.

Currently located on the property is a single family home, garage and barn. They are not to be used for the sand and gravel operation. They do not propose any new buildings to be located on the site.

They will comply with all other applicable provisions of the Clark County Zoning Regulations relative to the proposed operation and with the Miami Conservancy District. They feel the mineral extraction is a reasonable use for the property due to its location in the flood plain and in a restricted area of the Wright Patterson Flight Path. Once the mining operations are completed at the site, the remaining property will be a large lake.

Barrett has not submitted a permit to O.D.N.R. since they won't issue a permit until they have been granted zoning approval. They have a current permit for the operation at 10400 Haddix Road and plan to amend the current permit if the zoning is approved.

There will be a levy that will be constructed along the property. The requirements for the levy are subject to the Army Corp of Engineer and O.D.N.R. and they have specific requirements all of which will have to be satisfied in order for that to be done. A plan will have to be prepared, submitted and approved and will also be seen by the county staff. There is a lot of written detail that has to be put together to form the plan to address that concern. He believed the neighbors concerned because he has been advised orally. Barrett believes the levy system can be designed and constructed to address those concerns but he would like something in written and they understood that.

Mr. Foster wanted to know how many acres total are being mined currently and how many are pending. He also wondered how much aggregates are to be mined and how long will it be before they would start.

Attorney Piefer explained it is important to Barrett to inventory as they acquire the land, if they don't and they get to the point where they need it and they can't get it, it becomes a problem. Then they can't get the gravel out. They try to inventory to make it work as a plan for the whole area for the operation. He will try to get the total number of acres acquired and the amounts to be mined.

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Board of Zoning Appeals

Mr. Meckstroth, Assistant Regional Manager for Barrett's Dayton Region. He commented currently there is a leased area of approximately 195 acres they are mining on Haddix Road. They have purchased property in that area of approximately another 200 acres not including the subject property. They are digging at a depth of anywhere from 30 to 40 feet and the property south of subject property is approximately 700 acres with the B & G property and that also has been mined 80 to 90 percent and has been dug to a depth of 30 to 40 feet. There are plans in the future, to use different applications to go down in some areas to a deeper depth and acquire more aggregates but would require a significant investment of large equipment, 2 to 3 million dollars worth, to go down to an additional depth in the future. That is what their plan is when it would be feasible to do so. There is a clay layer and some aggregate where you go through 6 or 8 feet of clay, you can get another 30 to 40 feet of gravel and there is other areas where there is 30 to 40 feet of clay that you would have to go through and that is not economically feasible. It depends on the different areas and borings that they have but there is a substantial reserve left on the property. There is some they don't have to go through clay at all but they can't reach the areas with the equipment where it is currently located.

Mr. Berschet didn't believe there would be a problem with going deeper as long as it doesn't change the water levels or water tables.

Mr. Meckstroth commented it wouldn't change anything. They are not allowed to impact or raise the level of the property. What they do is work with the conservancy on taking sections where they have removed material out of the ground. They can transfer title of that property to those people to allow them to build in the area behind the dam. It has happened in a couple incidents where they have transferred title ship of an area of the property they have mined out that allows them to raise the volume of area. They have property that can be seen from I-70 and are further east of Mark Marinette Operations. They have property in Montgomery County that is currently being mined and is part of B & G. It is about the only mineable property left with B & G without going deeper and they have about 6 to 7 years left. A little bit of that property is in Clark County and the majority of it is in Montgomery County.

Chairman Perkins questioned the pipeline that runs through the property and wondered if the strip of land that Mr. Molen is holding is where the pipeline is located for Wright Patt.

Mr. Meckstroth explained there are a few pipelines that run through there. There is a Marathon Ashland pipeline and also one that flows through the property. There is a strip of land that you can see through the water where the pipeline is located. There is a 50' easement.

Chairman Perkins wanted the location of the pipeline and if there are any tanks located on the property.

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Ms. Anderson, representative for Wright Patterson AFB commented they are not their tanks and she had to look it up.

Mr. Meckstroth showed the board where the pipeline ran through the properties and it is Marathon Ashland which has not been used for 6 to 8 years but they retain the easement that runs through their land. He doesn't know who owns the tanks on the other side of I-70. There are two different pipelines that go through the property.

Chairman Perkins wondered if Marathon would notify Barrett and asked if they have the ability to protect the pipeline.

Mr. Meckstroth commented they could. It comes through that tract but it is within that easement of the road through the current tract of property.

Mr. Barclay wondered if Barrett was in contact with Marathon.

Mr. Meckstroth explained they are usually in contact with them about once a year and they let them know when they are going to be on the property.

Attorney Piefer commented on the strip of land that splits the two areas which is owned by Mr. Molen. It was left there for Mr. Molen so he would have access through to the property on the other side of I-70. There is not a physical lane but when they worked with him that was something he wanted. It is used for frontage purposes only.

Mr. Barclay wondered if they were planning on taking out any of the trees on the lot.

Mr. Meckstroth commented they would eventually but an substantial amount of trees have already been removed by the current owner. They have had a logging operation in there.

Mr. Daniels questioned the reclamation map regarding the lake of 21 acres and the proposal mentioned 70 acres.

Attorney Piefer commented they will mine 70 acres but only 21 acres will be for the lake.

Ms. Anderson, representative for Wright Patterson AFB commented they were asked to comment and provide a letter in line with their previous comments, on the previous proposal. They were asked by the applicant. She was sorry the letter wasn't provided sooner. Approving the case doesn't benefit the base and they do not endorse it. It is difficult to determine the negative affects on the base. They have some concerns as the progression of development and extraction takes place. With what she had heard today, if they go deeper that would be an option and would not raise the same

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kinds of concerns. Expanding the area of water, it expands the number of waterfowl and that is their main concern. They have invested a lot of money on their airfield to remove standing water and vegetation. They have permits to remove waterfowl as necessary. They have spent quite a bit of money and time trying to reduce hazards because of the risks that could happen. They are about reducing risks and try to prevent mishaps.

Chairman Perkins wondered if she felt Barrett could work with them to keep the waterfowl down.

Mr. Meckstroth explained he hasn't been working with anyone from Wright Patt and he wasn't sure if anyone else has. He knows they have been out there to talk about height restrictions but doesn't believe anyone is working with them about waterfowl.

Ms. Anderson questioned Mr. Meckstroth if anyone has explored the possibility of waterfowl control.

Mr. Meckstroth commented he wasn't aware of it.

Mr. Berschet commented about Eastwood Lake not far from there, you don't see hardly any waterfowl there. He wasn't sure what they have done to remove them.

Ms. Anderson expressed her concerns since there are several large areas of water in the area and expanding them doesn't help the base.

Mr. Foster wondered if they have had any incidents recorded.

Ms. Anderson commented there have been smaller incidents with smaller birds but they haven't had any great mishaps. She couldn't really give any hard data but the potential and the avoidance is what they focus on.

Mr. Foster questioned Ms. Anderson regarding action that could be taken and if what has been done by the base, if Barrett would be willing to work with her and Wright Patt, would it help.

Ms. Anderson commented they would probably have to obtain permits as they have but it would help.

Attorney Piefer commented Barrett has a good relationship with Wright Patt and they don't have any problem with trying to work with them on their concerns.

The board explained to Attorney Piefer they would like to have something for the next meeting saying they were in contact with Wright Patt.

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Mr. Boling, 10646 Haddix Road. He lives in the middle of the Barrett properties. He is happy that Barrett is taking his concerns serious enough to postpone the hearing. He is pleased with their negotiations and they are not writing him off and he appreciates that. He has concerns that the levy will properly withstand the forces of the river for long term. He has lived around there for 30+ years and is aware of the affects of the river. He feels that even though they are a big corporation, they seem to care about the neighbors. The house on the proposed property is his mothers and she will be moving but the house is suppose to stay. He's property is not in the flood plain. He had it removed, it was surveyed in regards to the elevation of the dam which took him about 1 ½ years to have it done. The existing farm house on the proposed lot is in the flood plain. It does flood around it. Barrett has built dykes or barriers around the lakes, it was hindering the flood water from coming through. He has voiced his concerns to them recently, they are willing to open it up and let it flow more freely but the house has never been under water. The house has survived a 100 year flood with minimal flooding in the basement.

Chairman Perkins explained since there are no other comment, they will keep the public hearing open and continue next month.

BZA-7-16-06 ~ BZA-2006-5 ~ Conditional Use ~ Barren Paving Materials, Inc. ~ 10658 Haddix Road ~ Mad River Township.

Motion by Chairman Perkins, second by Mr. Barclay to ask for a continuance of the Conditional Use of Chapter 2, Section A, Article 5, Chapter 7, Section 129 of the Clark County Zoning Resolution to permit the applicant to have a mining pit for gravel and sand extraction on approximately 87 acres, until the August 17, 2006 meeting.

VOTE: Motion carried unanimously.

ADJOURNMENT

BZA-7-17-06 ~ Adjournment

Motion by Mr. Foster, second by Mr. Barclay to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 11:10 a.m.

Allen Perkins, Chairman

**BZA-2006-06 ~ Variance ~ Green Township
John & Sybil Warden ~ 8007 Springfield Jamestown Road**

Date of Meeting: September 21, 2006

TO: Board of Zoning Appeals

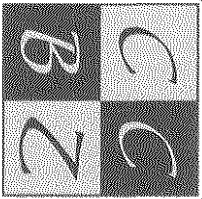
FROM: Planning Staff

APPLICANT'S REQUEST:

The applicant is seeking a Variance of Chapter 2, Section A, Chapter 8, Section B of the Clark County Zoning Resolution. Said section requires conformance with setback regulations of accessory uses which requires a 40' front yard setback from the proposed right-of-way. Granting this request would permit an accessory building to be constructed in the required front yard with a front yard setback of 8'4" from the proposed road right-of-way and 23'4" from the original right-of-way.

STAFF'S ANALYSIS:

See attached letter.



Clark County

Zoning Regulations

937.328.2495
937.328.2621 fax
email: bltdregs@co.clark.oh.us

Garfield Building
25 W. Pleasant St
Springfield OH 45506

Dana R. Beaght
Director

September 12, 2006

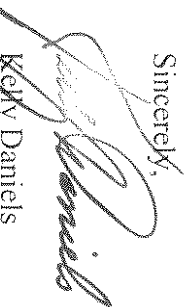
Dear Applicant:

On **August 17, 2006**, the Board of Zoning Appeals will hold a **PUBLIC HEARING** at 10:00 a.m., at the **Administrative Building, formerly known as Springfield Developmental Center, 3130 E. Main Street Springfield, Ohio**. The purpose of this hearing is to review your request for a Variance.

We will provide signs to direct you where the hearing will take place. There is parking in the rear off of Ogden Road. Your presence or a qualified representative is required. If your request is approved, there is a 30 day waiting period after the hearing.

If you or a representative are not present at the time of your hearing, your case will not be considered.

Sincerely,



Kelly Daniels
Zoning Inspector

la

APPLICATION FOR VARIANCE

John M. & Sybil E. Warden

8007 Springfield-Jamestown Rd.
Springfield, Ohio 45502

937-767-7055

jmwarden1@gmail.com

July 31, 2006

Dear Board of Zoning Appeals

When we bought our land in 1973, it was 1.43 acres of woods so thick that you could not see across it in any direction. Estle Road was just a gravel road, not much wider than one lane and had a 30' easement. For several years, we cut and cleared the land so we could build our dream home and workshop. In 1976 we started building our home and when we submitted our plot plan, I had drawn our proposed workshop in red. The sanitation inspector said he would change his location of the septic system in order to leave room for our proposed workshop along Estle Road.

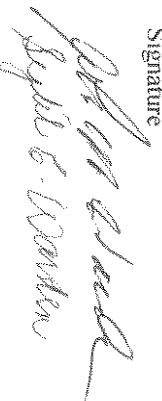
Many things have happened in our lives that we had little or no control over. Caring for our disabled daughter who passed away last October was one reason we waited to build our workshop. Being semi-retired now, we felt this was a good time to build the workshop, not realizing the problems that we were going to have.

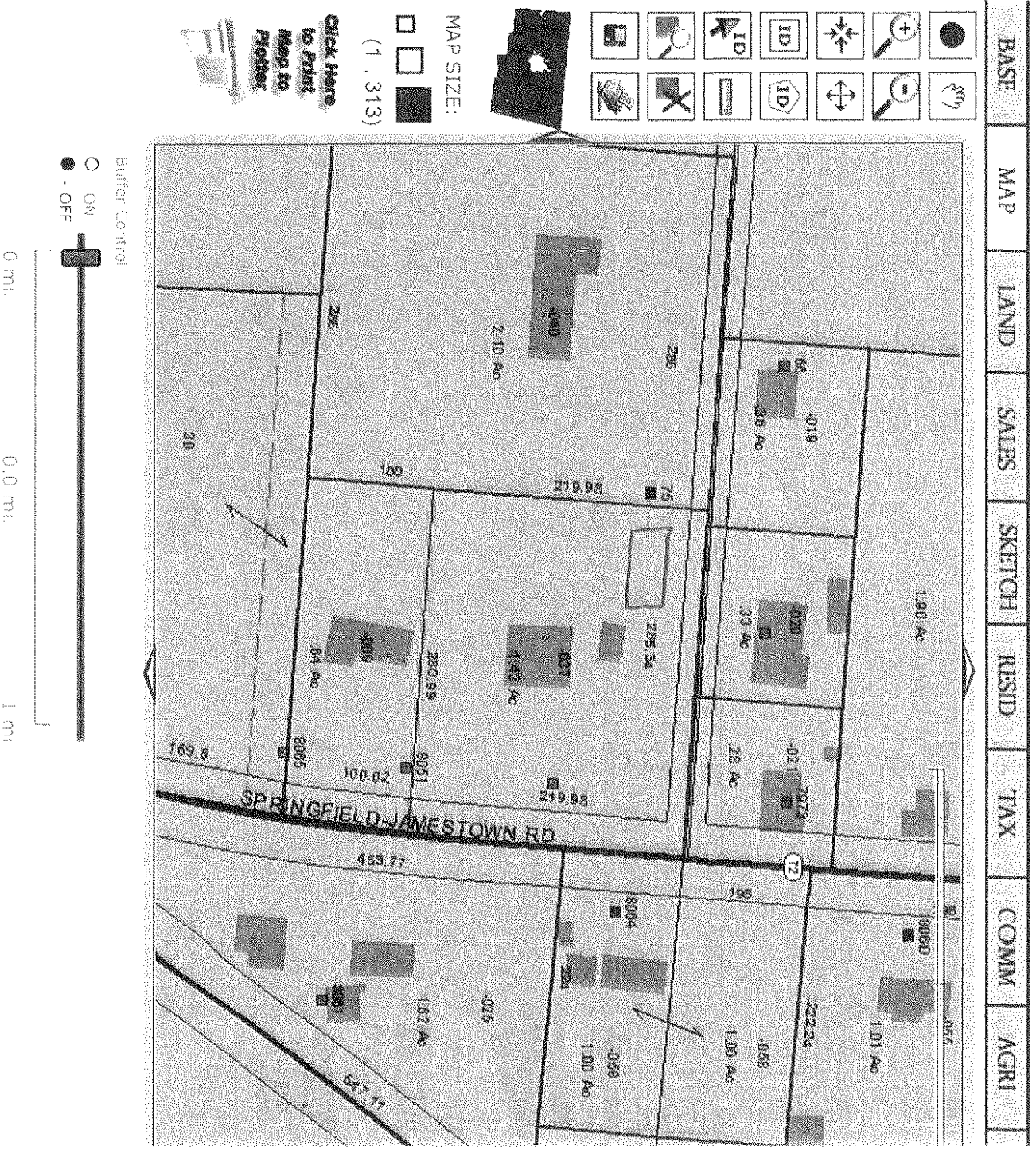
We live in these woods and love our trees, but in order to build our workshop, I had to remove 13 trees last winter and then 2 more this spring in order to get the workshop located in the proposed location of 38'-4" from the center of Estle Road and 35' from the rear of our property.

When I went to get the building permit for the barn, I received a list of things I needed to do, and started working on them. Later, I was informed that the 30' easement on Estle Road had been increased to 60', and that their was an additional 40' setback from that location. This equals 70' from the center of Estle Road to the front face of the barn, which I think is unreasonable. I have talked to all of our neighbors, and they think the same thing, and have no problems with where we want to build our barn. Three of our neighbors, the Robbins, Jamie Taylor, and David Lee's rental on the north side of Estle Road has a lot less than the 70' to the front of their homes.

Sincerely,

Signature

Handwritten signature of John M. & Sybil E. Warden in cursive script.



Zoom in. To zoom in, depress the left mouse button and hold down. Drag the mouse in any direction to draw a zoom box. The zoom box represents the area you intend to zoom to. Release the left mouse button and the map will zoom to the extent of the rectangle drawn.

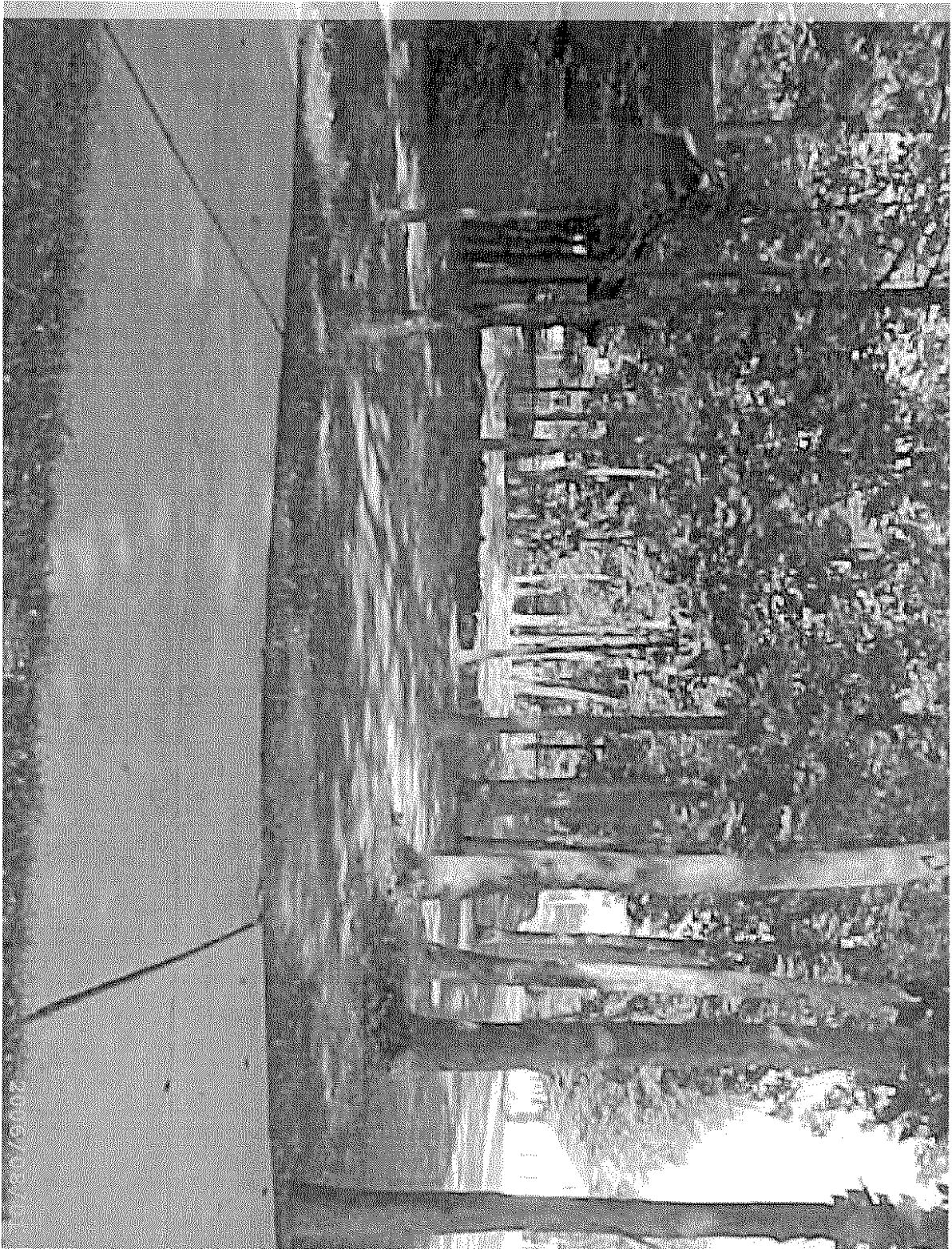
[Click here for a list of downloadable GIS layers](#)

[Click here to report a map error](#)

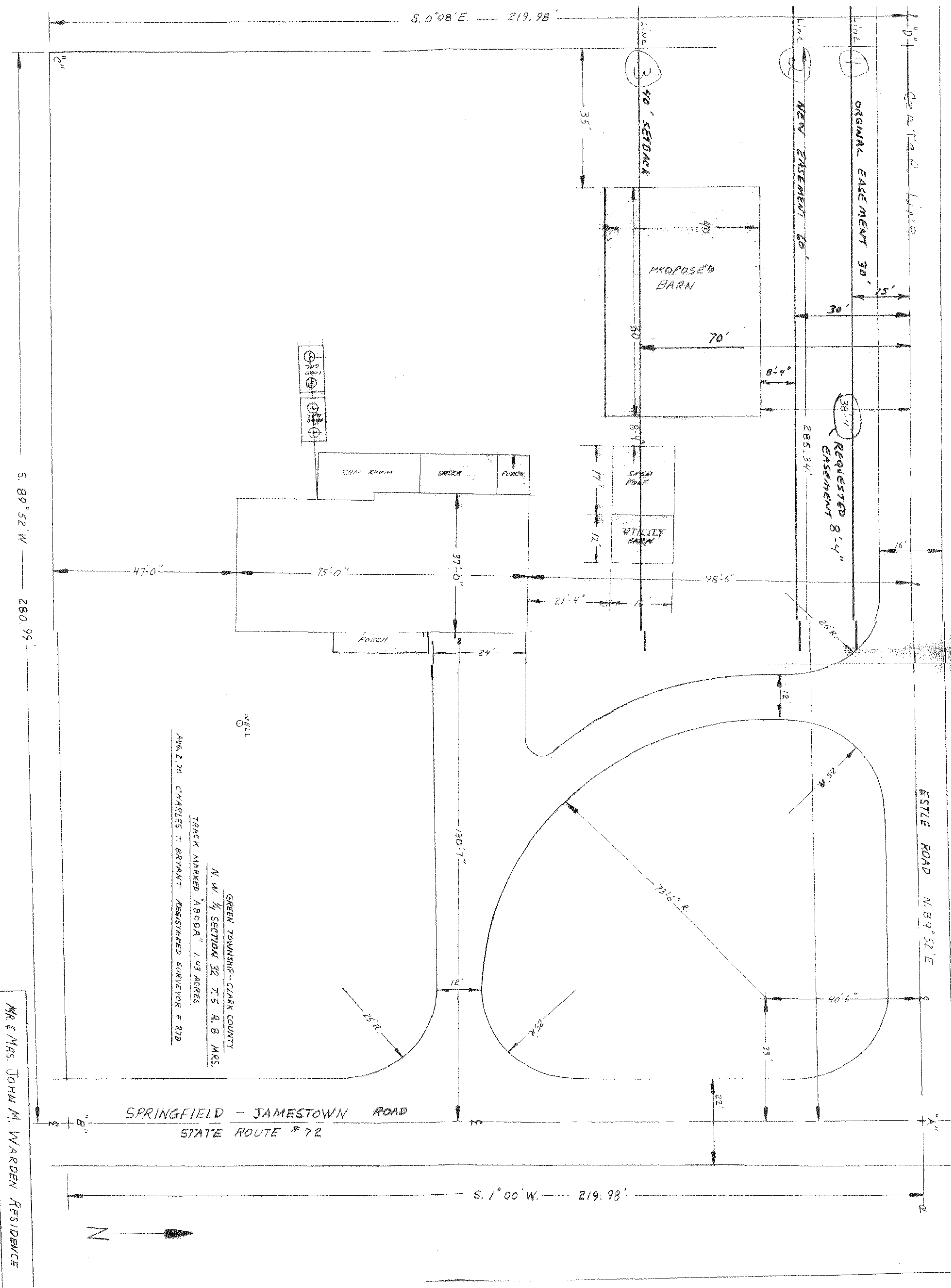




08/01



2006/08/01



MR. & MRS. JOHN M. WARDEN RESIDENCE

GREEN TOWNSHIP - CLARK COUNTY
N. W. 1/4 SECTION 32 T. 5 R. 8 MRS.
TRACK MARKED "ABCD" 1.43 ACRES
AUG. 2, 70 CHARLES T. BRYANT REGISTERED SURVEYOR # 278

BZA-2006-7 ~ Variance ~ Bethel Township
Alan and Pattie Johnson ~ 924 Lakeshore Drive

DATE OF MEETING: September 21, 2006

TO: Board of Zoning Appeals

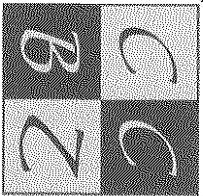
FROM: Planning Staff

APPLICANT'S REQUEST:

The applicant is seeking a Variance of Chapter 2, Section C, Chapter 8, Section B of the Clark County Zoning Resolution. Said section requires conformance with setback regulations of accessory uses. Granting this request would permit a garage to be constructed with a side yard setback of 1.5' at one corner.

STAFF'S ANALYSIS:

The applicant contracted with a builder to build a 18 x 20' pole barn garage. At the time of construction, the garage was mistakenly placed 4' over the property line onto the neighboring property. Mrs. Johnson now wants to move the garage and place it at an angle with the front corner 1.5' from the property line for easy access.



Clark County Zoning Regulations

937 328.2495
937 328.2621 fax
email: bldgrgs@co.clark.oh.us

Cartfield Building
25 W. Pleasant St
Springfield, OH 45506

Dana R. Beecher
Director

September 12, 2006

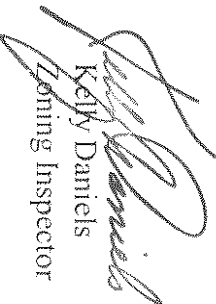
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We will provide signs to direct you where the hearing will take place. There is parking in the rear off of Ogden Road. Your presence or a qualified representative is required. If your request is approved, there is a 30 day waiting period after the hearing.

If you or a representative are not present at the time of your hearing, your case will not be considered.

Sincerely,


Kelly Daniels
Zoning Inspector

la

August 1, 2006

Pattie L. Johnson
924 Lakeshore Drive
Medway, Ohio 45341
937-849-0014

To Whom it may concern,

Hello, My name is Pattie L. Johnson residing at 924 Lakeshore Drive, Medway, Ohio 45341. My husband Alan and I purchased said property (parcel number 01005000251007) at Padens Auction in October 1995.

In January 1996 we contracted TK Construction to build our first house on this property.

On October 28, 2005 Better Built Garages was contracted to build an 18' x 20' Pole Barn.

The job was completed on February 20, 2006.

In July of 2006 our neighbor at 932 Lakeshore had a survey done and the pins show the Pole Barn is currently a maximum of 4 feet on their property.

Therefore, I respectfully request a Variance to move the Front Corner of the Pole Barn 1 ½ feet off the property line. The back corner would be 5 feet off both property lines, and 10 feet from our house. This would allow us to continue using the Pole Barn to pull our car in from the elements. Moving the Pole Barn into this position would also allow our back door windows from being entirely obstructed.

Thank you for your time and consideration.

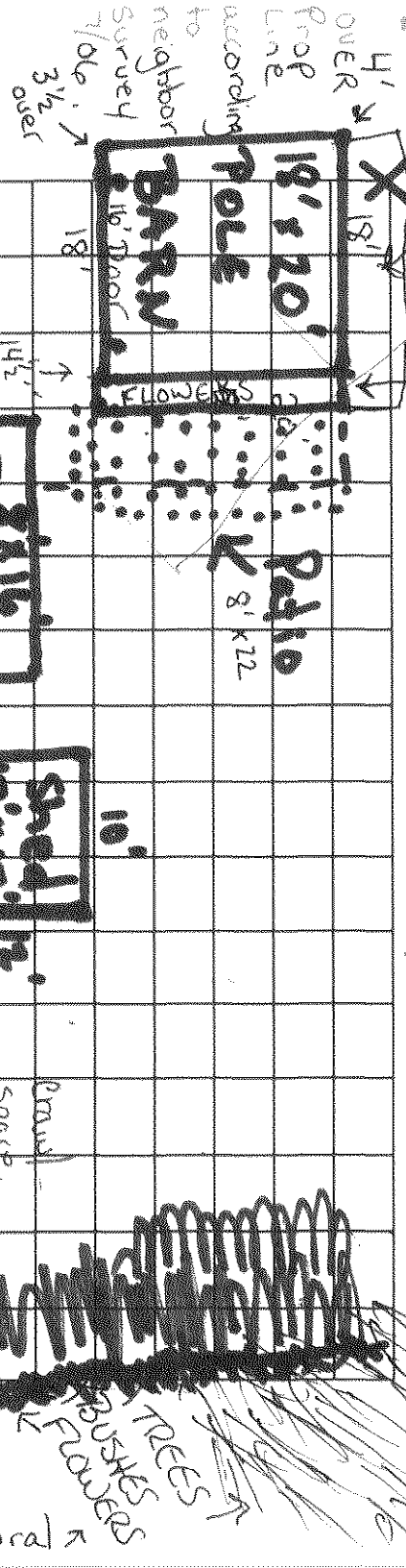
Sincerely,

Pattie L. Johnson

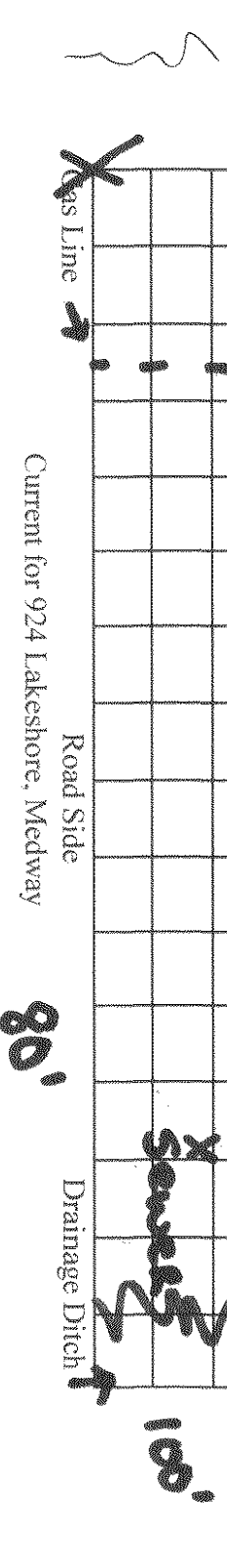


veg garden flower bed / Crystal Lakes Property Owners Land

Power Lines



Lake Shore



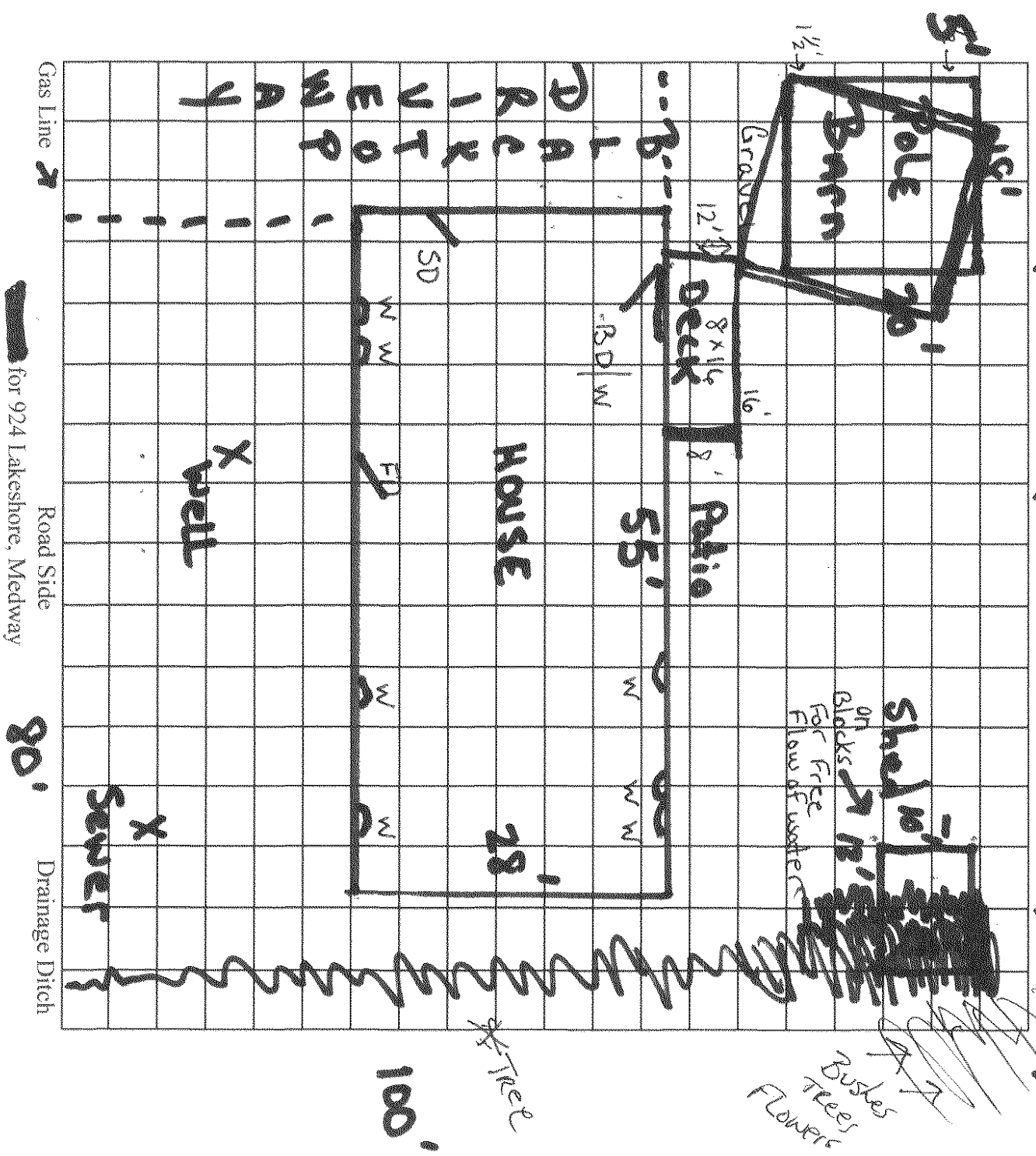
- BD - Back Door with 2 Full length windows
- FD - Front Door
- SD - Side Door
- W - Window
- * - Power Company has 5' Easement

Deck is Freestanding w/ Awning

X Survey Pin
Paver Stone Patio

Current / Existing

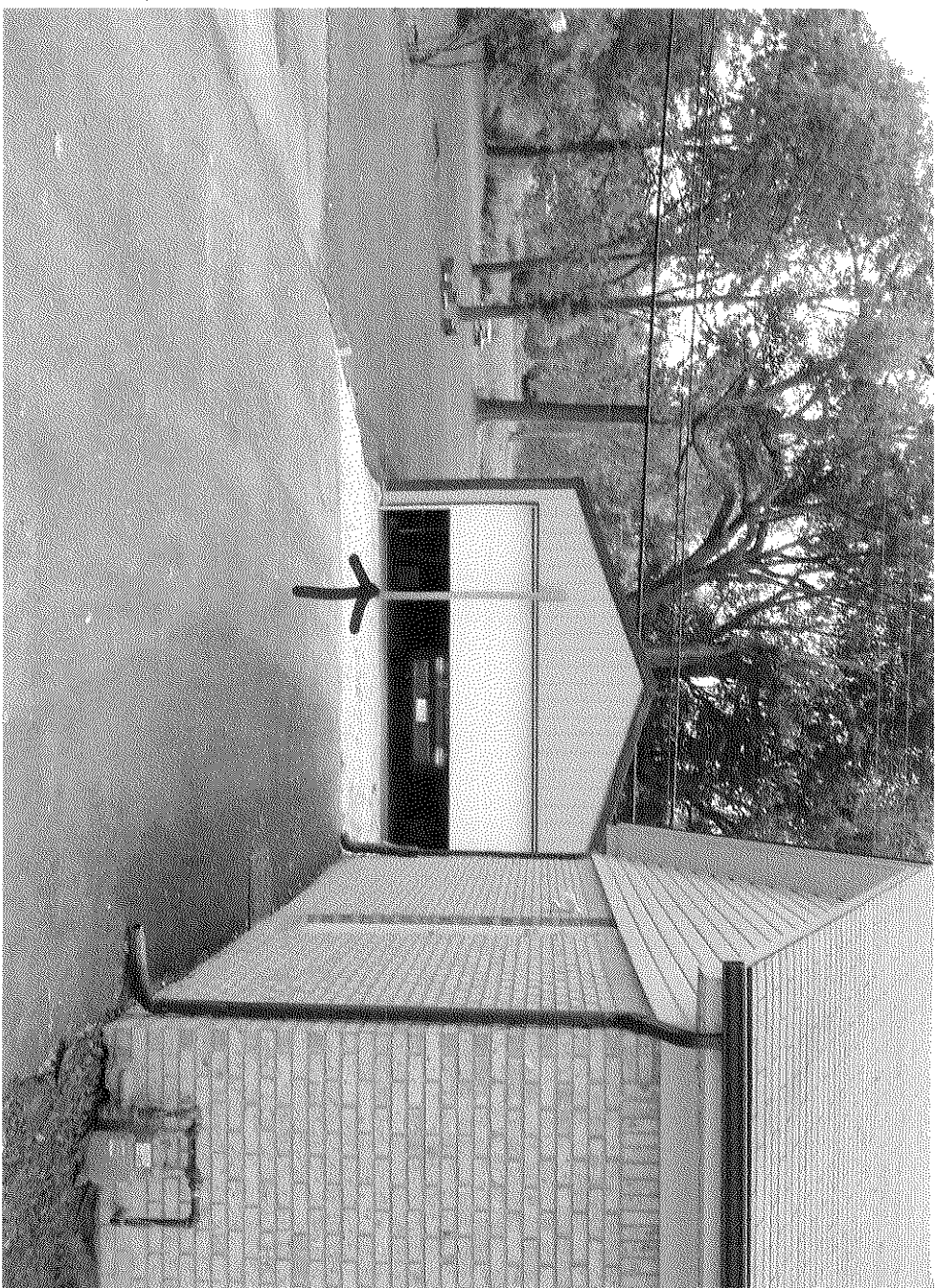
Power Lines



- BD - Back Door
- FD - Front Door
- SD - Side Door
- W - Window
- * - Power Company has 5' Easement
- Deck is Freestanding
- X Survey Pin

Proposed with Variance

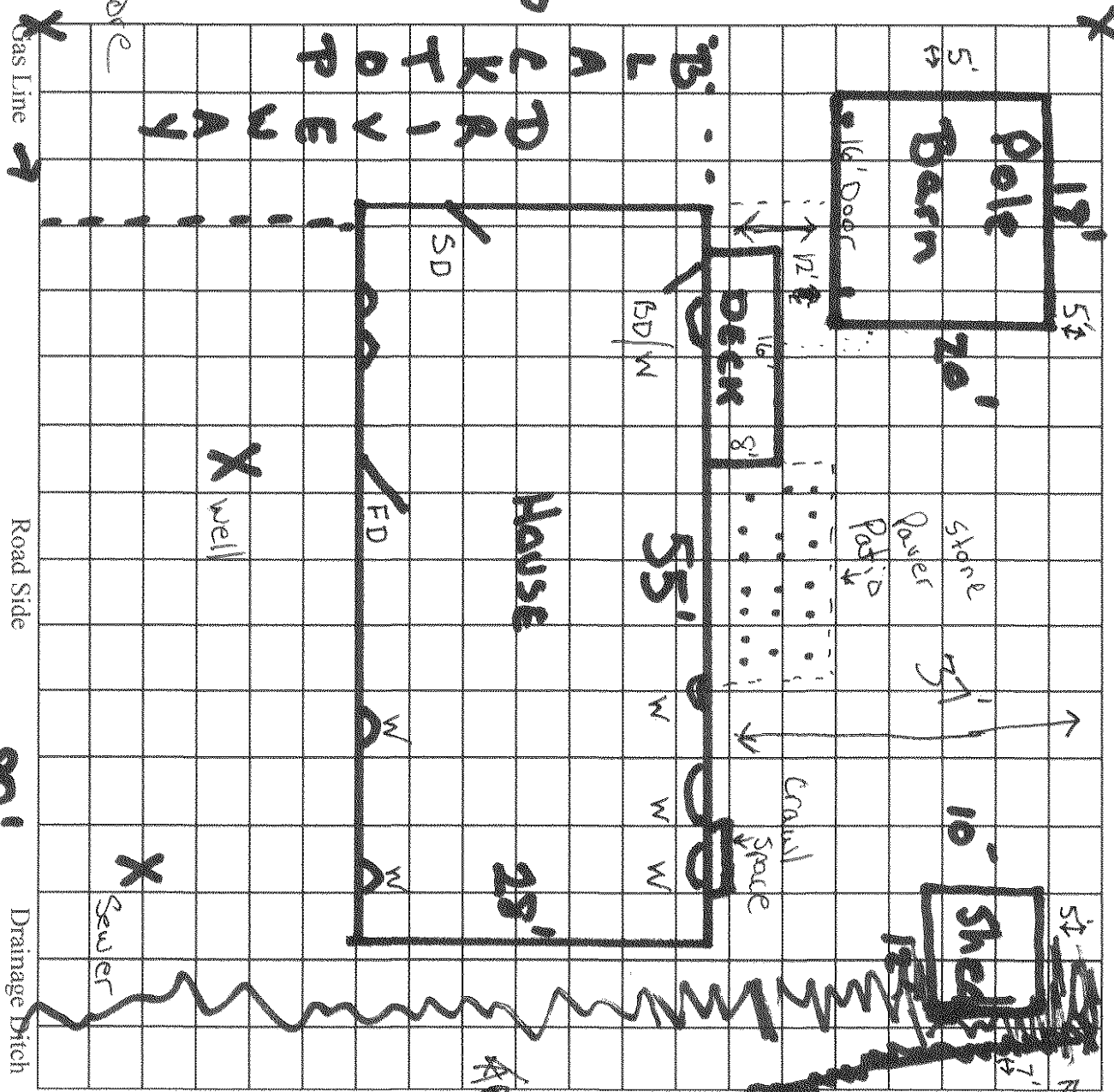
Front with Variance



Crystal Lake Property Owners Land

Power Lines

90'



932
Lakeshore

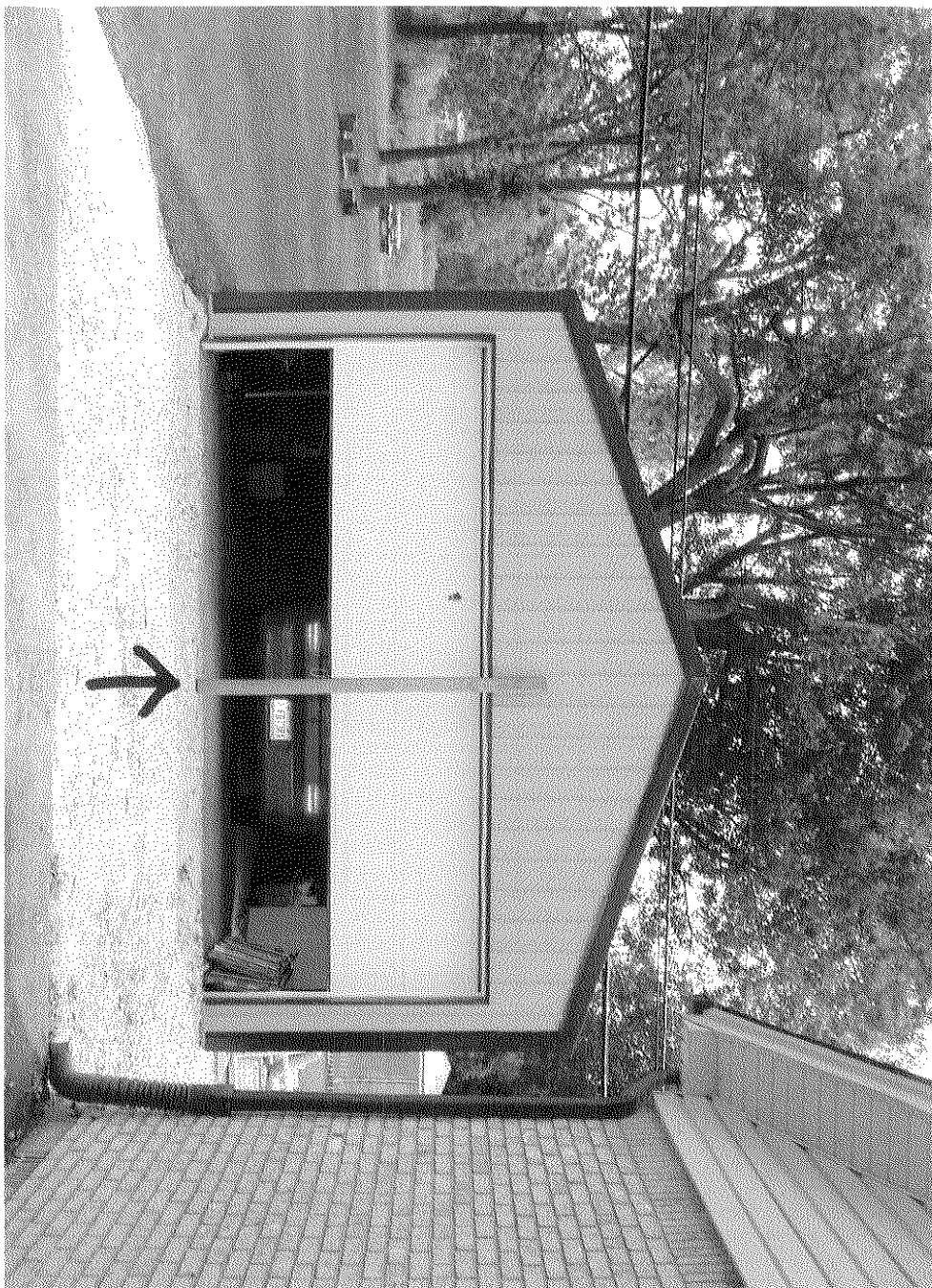
90'

100'

- BD - Back Door w/ Full Window x 2
- FD - Front Door
- SD - Side Door
- W - Window
- * - Power Company has 5' Easement
- Freestanding Deck w/ Awning
- X Survey Pin

With out Variance

Front without Yonaguchi







Pin



Front w/o Variance

Park without Variance





Back

Porch

P.M.



Back with Variance

924 Lakeshore

(BASIS FOR BEARINGS)
S 00°19'30" W

119.99'

LAKE SHORE ROAD (40')

20.00'

S 00°19'30" W

99.87'

LOT 2199

LOT 2198

LOT 2197

LOT 2196

LOT 2195

S 88°37'42" E

100.18'

LOT 2194

LOT 2193

59.92'

N 00°19'30" E

ASPHALT DRIVE
ENCROACHES

LOT 2192

ASPHALT DRIVE

100.27'

N 88°49'20" W

LOT 2191

POLE BARN
ENCROACHES

20.2'

3.3'

20.2'

59.58'

S 00°13'52" W

LOT 2204

LOT 2203

RETRACEMENT SURVEY OF THE
LINDA A. BURBA
LOTS 2192 THROUGH 2194
CRYSTAL LAKES
PLAT BOOK 9, PAGE 7
OFFICIAL RECORD 1730, PAGE 2379
SECTION 25, TOWN 3, RANGE 9
BETWEEN THE MIAMI RIVERS SURVEY
BETHEL TOWNSHIP
CLARK COUNTY, OHIO

SURVEYED BY:



JEFFREY K. LEE
PROFESSIONAL SURVEYOR 6359
JULY 20, 2006

COPYRIGHT 2006 BY:
LEE SURVEYING & MAPPING CO., I
117 North Modriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

KSR D0706 2301076 L-23K

**BZA-2206-8 ~ Variance ~ Moorefield Township
Gregory & Paula Thacker ~ 1032 Lisa Ct.**

DATE OF MEETING: September 21, 2006

TO: Board of Zoning Appeals

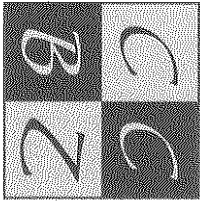
FROM: Planning Staff

APPLICANT'S REQUEST:

The applicant is seeking a Variance of Chapter 2, Section A, Chapter 8, Section B of the Clark County Zoning Resolution. Said section requires a side yard setback of 25' in the A-1 (Agricultural) District for accessory buildings. Granting this request would permit a garage to be constructed in a side yard, with a side yard setback of 8'.

STAFF'S ANALYSIS:

The applicant wants to build a garage in the side yard. The lots in this subdivision are zoned A-1 (Agricultural) which requires a 25' side yard setback. Lots in this zoning district are non-conforming to the current zoning regulation, in area. If this subdivision were created under current regulations, it would be zoned R-2(Low Density) Residential and would require a side yard setback of 6'.



Clark County Zoning Regulations

937.328.2495
937.328.2621 fax
email: blldreg@co.clark.oh.us

Garfield Building
25 W. Pleasant St
Springfield, OH 45506

Dana R. Boegher
Director

September 12, 2006

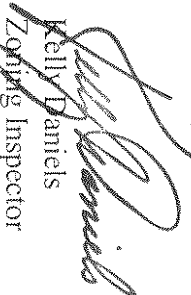
Dear Applicant:

On **August 17, 2006**, the Board of Zoning Appeals will hold a **PUBLIC HEARING** at 10:00 a.m., at the **Administrative Building, formerly known as Springfield Developmental Center, 3130 E. Main Street Springfield, Ohio**. The purpose of this hearing is to review your request for a Variance.

We will provide signs to direct you where the hearing will take place. There is parking in the rear off of Ogden Road. Your presence or a qualified representative is required. If your request is approved, there is a 30 day waiting period after the hearing.

If you or a representative are not present at the time of your hearing, your case will not be considered.

Sincerely,



Kelly Daniels
Zoning Inspector

la


August 8, 2006


Board of Appeals
Clark County
Springfield, Ohio

We would like to build a 3 car garage on 1032 Lisa Court, Springfield, Ohio 45504 to be use as a storage area for our vehicles. One of the bays will be use to store our son's custom truck who was killed in a traffic accident. We really need this garage so that the weather won't damage the vehicles.

Thank you very much for your consideration and hope you will approve this variance.


Sincerely,


Gregory Thacker
1032 Lisa Court
Springfield, Ohio 45504
931-284-7868


Paula J. Thacker
1032 Lisa Court
Springfield, Ohio 45504
931-320-3774

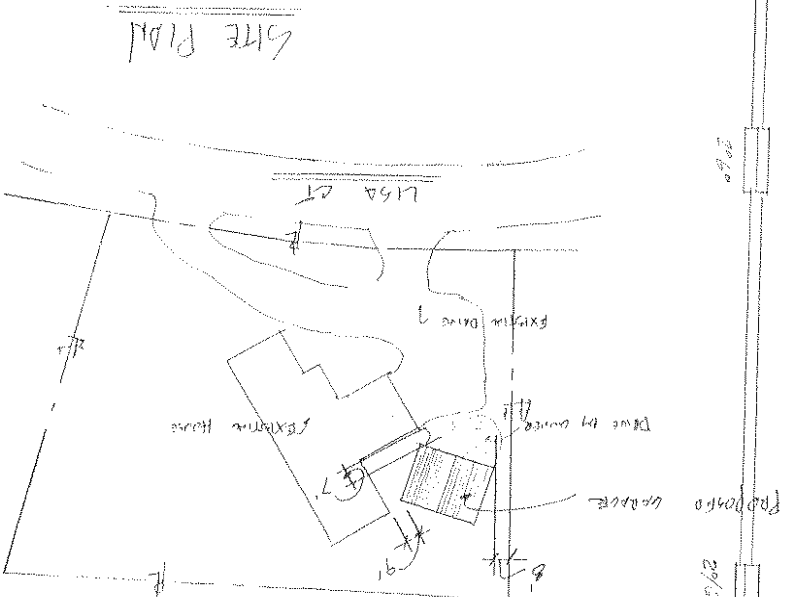

Date Aug. 8, 2006

*In Testimony Whereof, I have
hereunto set my hand and
official seal, at Springfield this
8th
day of August, A.D. 2006.*


Gregory A. Jennings
Signatures of Notary
Notary Public State of Ohio
My Commission Expires
1/5 JAN 2011



SCALE 1 : 690
FEET
50 0 50 100 150



SITE PLAN

new garage for Greg Thacker
1032 Lisa Ct
Springfield Ohio

DRAWN
5. H. H.
CHECKED
DATE
8.1.06
SCALE
NOTES



LISA CT

50' 00"

100'

800'

100' 00"

140' 00"

100'

